



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JUNE 3, 2015

Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Brent Mutti
Jennifer Wittmann

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:30-6:00 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. Oath of Office <ul style="list-style-type: none"> David Blaser, Planning Commissioner Carl Bloomfield, Planning Commissioner Kristofer Sippel, Planning Commissioner 	
	2. GP15-05 - Fiesta Tech Logistics Center, request for Minor General Plan Amendment to change the land use classification of approximately 16.73 acres of real property generally located east of the intersection of Colorado Street and Desert Lane from General Commercial (GC) land use classification to Light Industrial (LI) land use classification; Z15-11 - Fiesta Tech Logistics Center, request to rezone approximately 16.73 acres of real property generally located east of the intersection of Colorado Street and Desert Lane from General Commercial (GC) zoning district to Light Industrial (LI) zoning district. Bob Caravona (480) 503-6812	
	3. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. APPROVAL OF AGENDA	
	5. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>PUBLIC HEARING (CONSENT)</p> <p>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</p>	
	<p>6. S15-02 - Legacy Point at Seville - Request to approve Preliminary Plat and Open Space Plan, for 61 home lots (Lots 1-61) on approximately 19.17 acres of real property generally located south of the southeast corner of Clubhouse Drive and Chandler Heights Road, in the Single Family Residential - 7 (SF-7) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6805</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>7. UP15-05 - TruWest Credit Union - Request to approve a Conditional Use Permit for approximately 1.14 acres of real property located at 64 E. Pecos Road, east of the northeast corner of E. Pecos Road and S. Gilbert Road to allow a bank in the Neighborhood Commercial (NC) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>8. Z15-10 - Commons at the Square - Request to amend Ordinance Nos. 427, 617, 725, 1287, 1689, 1708 and 2430 to amend the conditions of development within the Settler's Point Planned Area Development (PAD) for approximately 14.4 acres of real property generally located north of Civic Center Drive and west of Gilbert Road, consisting of approximately 14.4 acres of Multi-Family / Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</p>	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>9. GP15-01 - Copper Landing - Request for a Minor General Plan Amendment to change the land use classification of approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Community Commercial land use classification to Residential >5-8 DU/AC land use classification. Nichole McCarty (480) 503-6747 Staff is requesting continuance to 7-1-15</p>	Hearing; discussion; possible action by MOTION
	<p>10. Z15-02 - Copper Landing - Request to rezone approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Town of Gilbert Community Commercial (CC) to Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747 Staff is requesting continuance to 7-1-15</p>	Hearing; discussion; possible action by MOTION
	<p>11. UP15-07 - DeRito Spectrum - Request to approve a Conditional Use Permit for approximately 24.93 acres of real property located at the southeast corner of Val Vista Drive and Queen Creek Road to allow a Congregate Living Facility in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729</p>	Hearing; discussion; possible action by MOTION
	<p>12. Z15-08 - DeRito Spectrum - Request to amend Ordinance Nos. 1403, 1629, and 2321 pertaining to the San Tan Estates Planned Area Development (PAD) by removing from the San Tan Estates PAD approximately 24.93 acres of real property consisting of approximately 24.93 acres of Shopping Center (SC) zoning district, all with a Planned Area Development overlay zoning district, generally located at the southeast corner of Val Vista Drive and Queen Creek Road; approving the Development Plan for the DeRito Spectrum Planned Area Development; and changing the zoning classification of said real property from 24.93 acres of Shopping Center (SC) district with a Planned Area Development overlay to 24.93 acres of Shopping Center (SC) zoning district with a Planned Area Development overlay. Amy Temes (480) 503-6729</p>	Hearing; discussion; possible action by MOTION
	<p>13. GP15-02 - Villages at Val Vista - Request for Minor General Plan Amendment to change the land use classification of approximately 6.02 acres of real property generally located at the southwest corner of Val Vista Drive and Germann Road from Shopping Center (SC) land use classification to General Commercial (GC) land use classification. Amy Temes (480) 503-6729</p>	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	14. Z15-04 - Villages at Val Vista - Request to amend Ordinance No. 2299 and rezone approximately 6.02 acres of real property within the Villages at Val Vista Planned Area Development (PAD) generally located at the southwest corner of Val Vista Drive and Germann Road from approximately 6.02 acres of Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay zoning district to approximately 6.02 acres of General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEM	
	15. Minutes - Consider approval of the minutes; Study Session & Regular Meeting of May 6, 2015	Discussion; possible action by MOTION
	COMMUNICATIONS	
	16. Report from Chairman and Members of the Commission on current events.	
	17. Report from Council Liaison	
	18. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, July 1, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.